

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22004

Property Information

property address: 400 N WASHINGTON
legal description: CITY OF BRYAN, BLOCK 11, LOT 8.9 & PT OF ALLEY
owner name/address: CASTAWAY PROPERTIES LTD
4007 STAFFORD PT
BRYAN, TX 77808-2220
full business name: The Washington Business Center
land use category: Comm. 17520 type of business: Daying Houses Business
current zoning: C1 occupancy status: occ for sale
lot area (square feet): 14600 frontage along Texas Avenue (feet):
lot depth (feet): 125 ~~12132~~ (12132) sq. footage of building: 1260
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
115 ft.

Improvements

of buildings: 2 building height (feet): 20/12 # of stories: 1-2
type of buildings (specify): wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: wood
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 18 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: faded striping ok
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *there not been kept on lawn*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: *N/A* ☐ yes ☒ no

Other Comments:
